

## Terrain

Estepona



Chambres: 0  
Statut: Vente

Salles de bains: 0  
Type de propriété: Terrain

M<sup>2</sup>: 0  
Référence: R4728031

Prix: 620 000 €  
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Vue d'ensemble: A unique opportunity awaits to acquire a plot within the prestigious enclave of 'Arboleda,' an exquisite collection of 18 villas renowned for their contemporary Andalusian architectural style. Each residence within this renowned community features spacious living areas, meticulously designed basements, private pools, and lush gardens, inviting residents to immerse themselves in luxurious comfort and serene surroundings. Located at the end of a tranquil cul-de-sac, this exclusive plot is the last available, offering a blank canvas to build the home of your dreams amidst the splendor of this remarkable development. With its coveted location adjacent to a restricted green area, you'll enjoy unparalleled tranquility and privacy provided by this unique setting. Here, amidst the idyllic surroundings, you'll have the freedom to design and customize every aspect of your abode, ensuring it perfectly reflects your personal style and preferences. The Arboleda estate is renowned for its harmonious blend of elegance and modernity, with each villa designed to offer the ultimate living experience. Imagine a sprawling family retreat where children can play freely in expansive gardens, a sophisticated entertainer's haven with seamless indoor-outdoor living spaces, or a secluded oasis of relaxation featuring a private pool and serene garden views. Whatever your vision, this plot provides the perfect foundation to bring your

aspirations to life. The potential for your new home is vast. With a buildability percentage of 0.3, you can maximize the plot's potential while adhering to the community's aesthetic and architectural guidelines. The plot allows for 30% occupancy, ensuring ample space for lush gardens or outdoor entertainment areas. Boundary setbacks of 3 meters provide additional privacy, and a maximum height allowance of B+1 (7 meters) gives you the flexibility to create a two-story masterpiece with panoramic views of the surrounding landscape. Beyond the physical attributes, the 'Arboleda' community itself is a haven of refined living. The enclave fosters a sense of community while maintaining the privacy and exclusivity that discerning buyers seek. Each villa is a testament to the craftsmanship and attention to detail that defines contemporary Andalusian architecture, blending seamlessly with the natural beauty of the environment. This final plot offers more than just a place to build a house; it presents an opportunity to become part of a distinguished community that epitomizes luxury and sophistication. The meticulous planning and design of Arboleda ensure that every resident enjoys a lifestyle elevated by the finest comforts and surrounded by serene natural beauty. Don't miss your chance to become a part of this distinguished community and indulge in the ultimate expression of refined living. With the final plot now available, the time has come to turn your vision into reality and secure your place within the coveted 'Arboleda' estate. This is your opportunity to create a residence tailored to your desires, where every detail is meticulously curated to elevate your lifestyle to new heights of luxury and sophistication. Embrace this rare chance to build the home of your dreams in one of the most sought-after developments. Furthermore, the plot is fully urbanized with all amenities including water, electricity, drainage, and telecommunications, as detailed in the report issued by Altas Capital Group, the villa's construction company, along with corresponding plans.

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Caractéristiques:

None